RICHARD BOUD

eXp UK

BESPOKE ESTATE AGENT



# Masey Road, Exmouth, EX8

Exmouth

Guide Price

**£360,000**

A stylish and immaculately presented semi-detached three-bedroom house, built in 2020, offering superb views over Exmouth towards the Exe Estuary. Conveniently situated in a well-regarded residential area, it's within easy reach of the local shops at Littleham Cross. The town centre and seafront are approximately 1.8 miles away.

This wonderful property has many features, including gas-fired central heating with a Worcester Bosch combination boiler, cost-saving eco-friendly photovoltaic solar panels for supplemental electricity, uPVC double glazing, a well-fitted kitchen/dining room with built-in appliances, a living room with a bow window offering superb far-reaching views, a downstairs cloakroom, and on the first floor, three bedrooms. The main bedroom also has a bow window with stunning views and an ensuite shower room/WC. Additionally, there is a modern white bathroom suite.

Outside, there is a driveway with parking for two cars, steps leading to the front door, and pedestrian side access to a fully enclosed landscaped terraced garden. The rear garden has a private decked lower terrace accessible from the kitchen/diner. There's also a timber shed. Steps lead to a middle terrace, well stocked with plants and shrubs, and featuring a large uPVC double-glazed summerhouse with light and power. Finally, steps lead to an upper terrace with far-reaching estuary views. This is an ideal spot to enjoy the sunset with a glass of wine!

Looking for a lovely, modern, eco-friendly home with stunning views? This could be the one—and the sale is chain-free.

**Please quote reference RB0167**

**SUMMARY OF ACCOMMODATION:**
**Ground Floor**
**Hall**
**Living Room:** 4.2m (13'9") x 3.4m (11'2") excluding bow window
**Kitchen/Dining Room:** 5.5m (18'1") x 3.1m (10'2")
**Cloakroom/WC**

**First Floor**
**Landing**
**Main Bedroom:** 3.4m (11'2") x 3.3m (10'10") excluding bow window
**Ensuite Shower Room**
**Bedroom 2:** 3.0m (9'10") x 2.7m (8'10")
**Bedroom 3:** 2.6m (8'6") x 2.3m (7'7")
**Family Bathroom**
**Outside:** Driveway with parking for two cars. Fully enclosed landscaped terraced garden.
**Summerhouse** 2.9m (9'6) x 2.6m (8'6") uPVC double-glazed, light and power. Steps lead to an upper deck with far-reaching estuary views

**NOTES:**
**Tenure:** Freehold - vacant possession on completion.
**Council Tax Band:** C (East Devon District Council).
**EPC Rating:** B
**Services:** Mains electric, gas, water & drainage. Photovoltaic solar panels to supplement the electrics. Ultrafast fibre broadband is available.

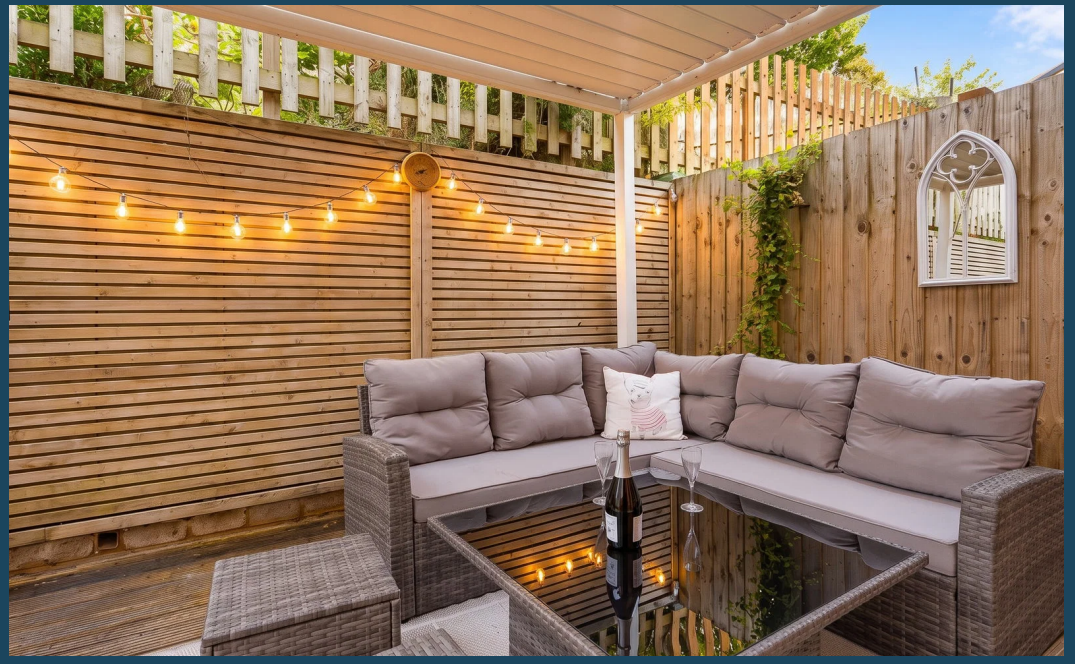






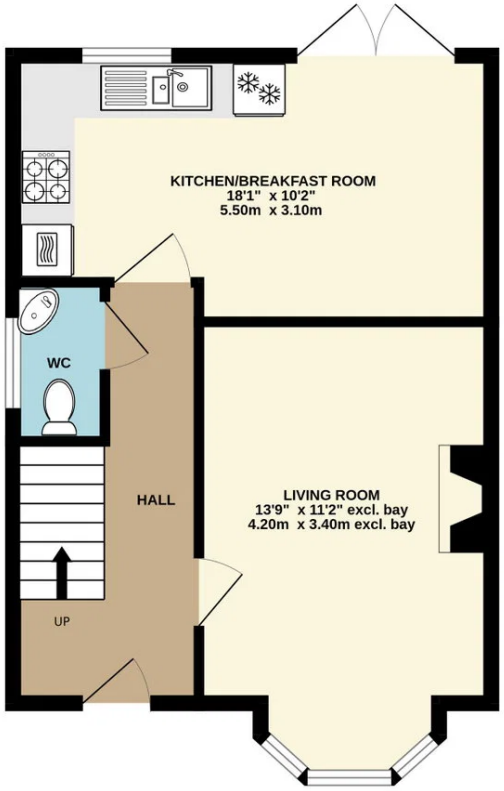




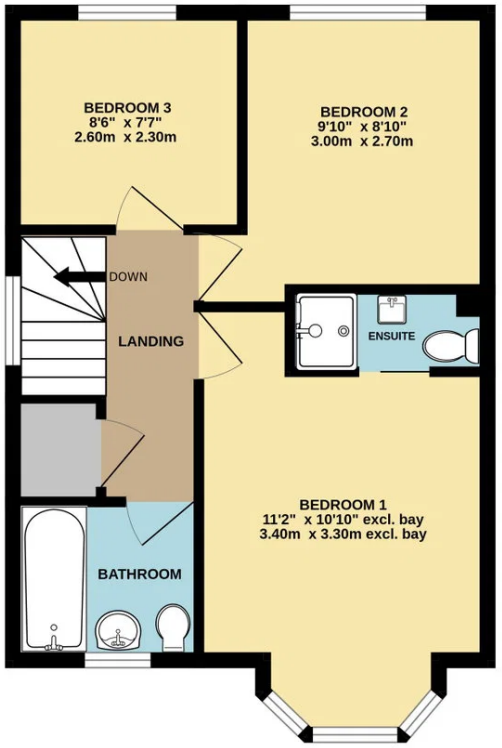


*All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.*

GROUND FLOOR

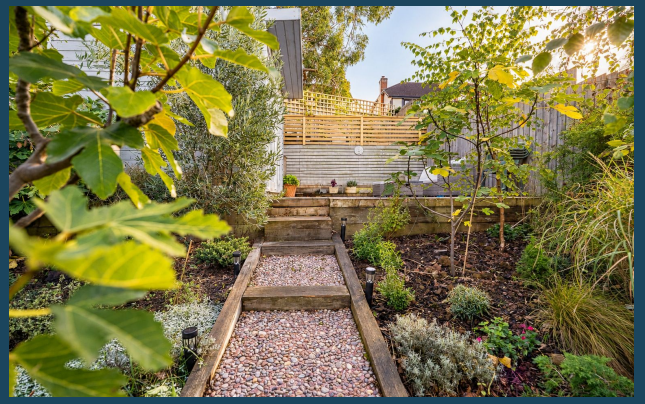


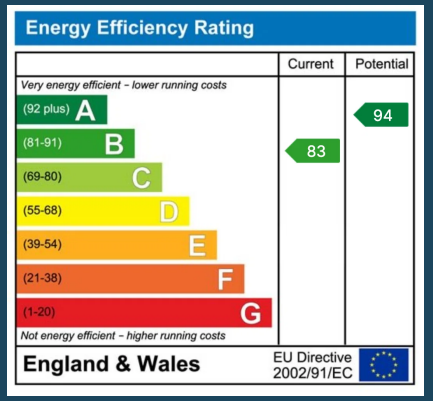

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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